

**TOWN OF HAMPDEN
PLANNING BOARD
MINUTES**

The meeting of the Hampden Planning Board was called to order at 7:00 p.m. on Wednesday, February 8, 2006, at the Hampden Municipal Building by Chairman David Caliendo.

Attendance: Planning Board Members: Chairman David Caliendo, Andrew Nelson, Michael Avery, Peter Frazier, Thomas Cavanaugh, Mort Syversen and associate member Tony Llerena.

Also in attendance: Town Planner Robert Osborne, recording secretary Rosemary Bezanson along with Applicants for tonight's hearing.

1. ELECTION OF OFFICERS

Member Avery nominated Member Caliendo as chairman, this was seconded by Member Nelson, and the vote was six in favor of electing Member Caliendo as Chairman of the Planning Board for 2006.

Member Avery nominated himself as secretary; this was seconded by Member Syversen. The vote was six in favor of Member Avery being the Secretary of the Planning Board for 2006.

2. APPROVAL OF MINUTES (December 14, 2005)

Member Avery recommended that Item 3.A clearly state that his motion included a condition that the buffer of pine trees being extended the full length of the scrubber pad.

Member Avery made a motion to approve the minutes with the above mentioned amendment. This was seconded by Member Syversen; the vote was seven in favor of approving the minutes as amended and none against.

3. OLD BUSINESS

A. Conditional Use/Site Plan Review – Cafua Management Co. – Construction of a 2,021 sq. ft. Dunkin Donuts restaurant with a drive-thru located at 76 Main Road North (currently the Big Apple convenience store) in a Village Commercial District (Tax Map 32, Lot 22).

Chairman Caliendo stated that the Board had a request from applicant to table this item until the next regularly scheduled meeting on March 8, 2006.

Member Llerena made a motion to table this application this motion was seconded by Member Syversen, the vote was seven in favor and none against the motion to table the application.

It was noted that this item would be re-noticed to the public and the abutting property owners.

B. Conditional Use/Site Plan Review – Vaughn Thibodeau & Sons, Inc. – Request for mineral extraction of a 9.4 acre area to extract approximately 600,000 cubic yards of rock material over a six year period. The application also includes a reclamation plan. The site is located off Ammo Park Drive in an Industrial 2 District (Tax Map 10, Lots 61 and 56-3). – Public Hearing

Staff recommended that this application be postponed, until the next regularly scheduled Planning Board meeting because insufficient time had been available to review the recently received full application.

Member Llerena made a motion to extend the postponement until the next regularly scheduled meeting on March 8. This motion was seconded by Member Avery. The vote was seven in favor and none against extending the postponement.

It was noted that this item would be re-noticed to the public and the abutting property owners.

4. NEW BUSINESS

A. Major Subdivision Final Plan review – M & D Real Estate, LLC – Request approval of Madison Way Subdivision, a 6-lot 16.24 acre subdivision with no public improvements located on the south side of Shaw Hill Road at Miller Road in a Rural District (Tax Map 7, Lot 86) – Public Hearing

Chairman Caliendo opened the public hearing, asking for proponents then opponents, and anyone with general questions or comments.

Darrell Ginn stated that this is a 6-lot subdivision. There are some ditching problems that are being worked on. Jim Kiser submitted a letter stating his findings on the drainage was fine.

Mr. Kiser stated he did not believe Mr. Hanscom's land would be adversely affected by the post-development storm water run off. Mr. Kiser spoke to the board on the drainage issues on Shaw Hill Road.

The letter Greg Nash, the Town's Public Works director, issued on his findings was passed around for the planning board members to review.

As no one else wished to speak Chairman Caliendo closed the Public Hearing and asked for staff comments.

Mr. Osborne stated that although the agenda indicated that are no public improvements,

in fact, there are public improvements in the form of the proposed stormwater spreaders which would become publicly maintained. He also indicated that it was his understanding from the Preliminary Plan review that applicant proposed fee-in-lieu of open space. The amount of open space fee would be \$3,248.00 based on \$200.00 per acre on 16.24 acres.

Mr. Osborne discussed the proposed stormwater plan. He noted that the plan proposed to receive stormwater from the proposed Audrey's Subdivision located to the north as well as some stormwater from Shaw Hill Road via two proposed culverts. He noted that there is an existing issue in Shaw Hill Road when during some storm events the existing ditch rows overflow. Applicant has agreed to address the known issue because additional driveways and culverts would compound the problem for the proposed new lots. The plan proposed to limit post-development runoff to predevelopment rates for the two subdivisions but did not address the diversion of Shaw Hill Road water. Initially a drainage easement was sought from the neighboring property, Mr. Hanscom, but he did not agree. Now other possible designs are under consideration but the issue is not settled at this time.

Member Avery made a motion to table this application. This motion was seconded by Member Syversen. The vote was seven in favor and none against the motion to table.

B. Major Subdivision Final Plan review – M & D Real Estate, LLC – Request approval of Audrey's Estates Subdivision, a 14-lot 54.82 acre subdivision with no public improvement located on the northeast intersection of Shaw Hill Road and Miller Road in a Rural District (Tax Map 7, Lot 69) – Public Hearing

Chairman Caliendo opened the public hearing. He asked for proponents, opponents then anyone with general questions or comments.

Darrell Ginn stated that this is a 14-lot subdivision with open space being proposed. The Town Counsel did not accept the open space as it was proposed, they asked if the access to the open space could be made a 66 foot access strip of land.

Janice Van Brook of 121 Miller Road asked if the open space abutted their property. They operate a working farm with cows that give birth to their young right by the proposed open space, and this as cause for concern.

Dale McGarriale of Shaw Hill Road had several concerns. One of the concerns is the drainage set up, where the coverts are going. His well is on the north side of Shaw Hill, and he has concerns about the septic designs. Where the test pits are were shown.

As no one else wished to speak Chairman Caliendo closed the Public Hearing and asked for staff comments.

Mr. Osborne spoke about the proposed open space. He stated the Town Counsel would like to see wider access to the open space. Mr. Osborne discussed the drainage design. Mr. Osborne also discussed the proposed widening of Miller Road by the subdivision from 3 rod to 4 rod road.

Member Avery asked if this was to be dedicated to Miller road. He also asked about the existing line and the open space. Member Avery asked about the access to the open space being 50 feet wide.

Jim Kiser spoke about the improvement going on between Miller Road and Shaw Hill Road, the ditching and access on Miller Road.

A Buffer strip between the farm and the proposed open space was proposed.

Member Avery made a motion to table the application, this motion was seconded by Member Syversen the vote was seven in favor and none against the motion to table the application.

C. Site Plan Review – O’Donald’s Concrete, Inc. – Request for construction of an 11,136 sq. ft. building for a service business – Business park use located on 68 Carey Circle (off Route 202 Bypass) in an Industrial Park District (Tax Map 10-B, Lot 18) – Public Hearing

Chairman Caliendo opened the public hearing, asking for proponents then opponents, then anyone with questions or comments.

Renee O’Donald spoke about the proposed commercial building. Mrs. O’Donald indicated that the proposed building would house either one large commercial tenant 1 or 2 smaller tenants to rent or lease the proposed building. She noted that some elements of their application were not complete at this time because the details of the temporary cul-de-sac at this end of Carey Circle were not known at the time of the application.

As no one else wished to speak Chairman Caliendo closed the public hearing and asked for staff comments.

Mr. Osborne indicated that at this time some elements of the site plan were not yet complete. He mentioned that lighting, plantings, topography and all existing and proposed features were previously identified to be addressed. He discussed the temporary cul-de-sac noting that the paved area of the traveled way extends 20 feet on to the O’Donald’s property and that the easement extends 50 feet on to the property. He indicated that because this is an easement set backs are not required as they would be from a property line. Lighting and plantings where discussed with the applicant.

Member Syversen made a motion to table the application this was seconded by Member Llerena. The vote was seven in favor and none against the motion to table the

application.

5. STAFF REPORT

Mr. Osborne stated that March's agenda promises to be long. He suggested that it not go past 10:00 p.m. or 10:30 p.m. and proposed to continue on Thursday March 9 any items not yet completed. All the Members were in favor of this proposal.

Mr. Osborne indicated that the Town would soon adopt a set of the GIS based zoning maps as the official zoning maps of the town. He suggested that the Board's assistance would be needed in this endeavor.

6. BOARD MEMBERS CONCERNS

7. ADJORNMENT

The Planning Board meeting adjourned at 8:45 p.m.

Respectfully Submitted,

Michael Avery, Secretary